

Arlington Township

52022 34th Avenue

Bangor, MI 49013

269-427-7300

ZONING BOARD OF APPEALS

January 28, 2026 - Draft

Ted Swanson, Acting Chairperson, called the meeting to order at 6:00pm

Pledge of Allegiance was led by Ted Swanson

Roll Call: Ted Swanson, Bonnie Parmelee, and Peggy Douglas all present

Others Present: Bill and Becky Jennings

Bonnie Parmelee stated that her last name was spelled incorrectly on the minutes. Peggy Douglas will correct this.

Bonnie Parmelee made a motion, with the above correction, to approve the minutes from the September 15, 2025 meeting. Peggy Douglas supported the motion. All in favor. Motion carried.

Bill and Becky Jennings, residing at 47368 Woodland Dr, Bangor, MI, parcel #80-03-180-009-10, have requested a variance to the ordinance under:

SECTION 3.04 SCHEDULE OF DISTRICT REGULATIONS

R-1 Residential – Low Density District

Minimum Lot area and Frontage Width: 17,000 square feet lot area: 100 feet frontage width.

The Jennings are wanting to make this their fulltime home. The property frontage width is only 75 feet and requires 100'. They are wanting to add on a 10'x20' mud room and a 24'x24' garage to the south side of the current structure which is a 20'x40' house. They also want to add on an additional 12'x24' room to the east side of the house. These additions are different than what was previously sought. The current 20'x40' structure is nonconforming in that the front yard setback is only 24' and 30' is required. Also, there is an existing 12'x18' outbuilding that is nonconforming because it does not meet the side yard setback minimum of 10' to the east.

The proposed additions described above do not increase the existing nonconformity. However, the distance between the existing 12'x18' outbuilding and the planned 12'x24' addition is unknown. Per the following ordinance, the required distance is at least 10'.

SECTION 4.09 ACCESSORY BUILDINGS

C. The distance between a detached accessory building and any principal building shall not be less than ten (10) feet. Accessory buildings shall be considered as attached to a principal building when the distance between the two (2) buildings is solidly covered by a breezeway, portico, covered colonnade or similar architectural device.

Discussion took place regarding what the Jennings would consider doing to meet the 10' distance requirement. They decided to make the east side addition large enough to connect it to the existing 12'x18' outbuilding. Thus, eliminating the need to meet the 10' distance. The new construction will meet all setbacks.

Neighbors close to the Woodland Drive property are in favor of the Jennings' plans. The expansion would allow the new addition to be consistent with other nearby property owners who also have nonconforming homes.

Bonnie Parmelee made a motion to grant a variance on the front lot width of the Jennings' property from 100' to 75'. Ted Swanson supported the motion. Roll call vote: Peggy Douglas, Bonnie Parmelee, and Ted Swanson all in favor. Motion carried.

Ted Swanson made a motion to adjourn the meeting. Peggy Douglas supported the motion. All in favor. Motion carried.

Respectfully Submitted,

Peggy Douglas, Acting Secretary